

# PROCEEDINGS OF THE CITY PLANNING COMMISSION

**March 3, 2017**

## **Regular Meeting**

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel Drieaus, Mr. John Schneider, Assistant City Manager Sheila Hill-Christian, Dr. Rainer vom Hofe, Ms. Anne Sesler, and Councilmember Amy Murray. Mr. Stallworth was absent.

Also in attendance were Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Mr. Charles C. Graves III, Ms. Lauren Bihl, and Ms. Bonnie Holman.

Mr. Drieaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

**The Commission approved the last prior meeting's minutes (February 17, 2017).**

Mr. vom Hofe made the motion, which Ms. Murray seconded.

Aye: Ms. Hill-Christian, Mr. vom Hofe, Ms. Murray, Mr. Schneider, and Mr. Drieaus.

Mr. Drieaus stated that Mr. Ron Koettters stepped down from his role as a City Planning Commissioner a few meetings ago and sent a letter to him, Mr. Graves and Mayor Cranley regarding his resignation from the City Planning Commission. Mr. Drieaus read the letter:

Dear Mayor Cranley,

It has been an honor serving on this commission and appreciate having the ability to be of service to the City of Cincinnati.

I am extremely impressed with the quality of the City Planning Commission and the thorough and timely manner that tasks were completed.

Due to my inability to put forth my desired time and efforts for the City, it is with regret that I respectfully resign my position with the City Planning Commission.

All the best,

Ron Koettters

Mr. Driehaus stated that he thought Mr. Koetters meant to say the Department of City Planning instead of the City Planning Commission because he talked often to the Planning Commissioners and people at the meetings about the professionalism of the Department of City Planning staff. He said he thought Mr. Koetters enjoyed working with his fellow Commissioners and spoke often of the respect he had for the Department of City Planning staff. Mr. Driehaus stated that he could not think of a better civil servant than Mr. Koetters and that he devoted himself to the City Planning Commission meetings and was very patient through the process. He said we wish him well and signed a certificate of appreciation to send to him.

Mr. Graves introduced Ms. Anne Sesler as the newest City Planning Commissioner who was appointed to fill the unexpired term of Mr. Koetters. He said that she was very involved in her community and a welcomed addition to the City Planning Commission.

Ms. Anne Sesler was sworn in by Mr. Haynes as a City Planning Commissioner.

Mr. Driehaus welcomed Ms. Sesler and said that Item 2 had been removed from the Agenda prior to the meeting at the request of the applicant.

#### **Discussion Agenda - Legislative**

Ms. Bihl presented **Item 1** a report and recommendation on a proposed zone change for the area generally bounded by Beecher Street and Foraker Avenue on the north, Monfort Street and Seminary Place on the east, Yale Avenue and Oak Street on the south, and Lincoln Place and Banning Alley on the west from CC-A (Commercial Community – Auto) to CC-P (Commercial Community - Pedestrian) in Walnut Hills. Department of City Planning staff recommended approval.

Mr. Kevin Wright, Executive Director of the Walnut Hills Redevelopment Foundation, stated that they had conducted extensive community outreach to assess the neighborhood's needs and desires. The first step was to make Gilbert Avenue more pedestrian-friendly and bring back the Lincoln Avenue business district. The change in zoning would prevent the area from becoming a pass-through for vehicles and preserve the character of the neighborhood.

Mr. Schneider commented that there were many flat vacant parcels in the neighborhood. He asked Mr. Wright if they owned or controlled any of those lots. Mr. Wright responded that they did not. He also pointed out several historic buildings and districts, including the Harriet Beecher Stowe House and the historic African American business district. Mr. Driehaus asked if there was a nearby park and Mr. Wright responded that they would like to enhance the greenspaces in the area.

Ms. Toni Miller, former president of the Walnut Hills Area Council, and Sarah Leah Miller, current president of the Walnut Hills Area Council, said they supported the zone change, and that it would calm traffic and make the area more walkable.

Ms. Kathryn Gibbons, Walnut Hills Redevelopment Foundation Board Member, and Harriet Beecher Stowe House supporter stated that a pedestrian-friendly neighborhood would be welcome and supported the zone change.

Mr. Schneider commended the Walnut Hills neighborhood for being proactive in working together and developing a plan.

**The Commission adopted staff's recommendations for Item 1 on the Legislative Discussion Agenda.**

Ms. Murray made the motion, which Mr. vom Hofe seconded.

Aye: Ms. Hill-Christian, Ms. Sesler, Mr. vom Hofe, Ms. Murray, Mr. Schneider, and Mr. Driehaus.

**Other Business**

Mr. Matt Shad, Department of Buildings and Inspections Zoning Administrator, gave an update on 77 and 125 West McMillan Street in CUF. He said at 77 West McMillan the deck plan had been approved and concrete work had to be done. At 125 West McMillan, most of the work was completed, plumbing work approved, and the booth moved. The project was scheduled for completion in one to two weeks.

**Director's Report**

Mr. Graves invited everyone to register for and attend the annual Neighborhood Summit which would be held on Saturday, March 11, 2017, at Xavier's Cintas Center. He also announced the David J. Allor Planning and Zoning Workshop which would be held March 31, 2017.

Mr. Graves thanked students from the University of Cincinnati for attending and asked them to introduce themselves.

The meeting adjourned at 9:35 A.M.



Charles C. Graves, III, Director  
Department of City Planning

Date: 3-17-17



Daniel DrieHaus, Chair  
City Planning Commission

Date: 3-17-17